

Auro Solutions, LLC dba Tower Title & Closing

18 Imperial Place
Providence, RI 02903
(844) 944-2876

File Number: CCI-105939-C

Loan Number: 875882

Sales Price: \$644,420.70

Close Date: 11/5/2021

Disbursement Date: 11/5/2021

BUYER(S) FINAL CLOSING STATEMENT

Type: Title Commitment
Property: 1042 PATTERSON ROAD
DAYTON, OH 45420 (MONTGOMERY)

Buyer(s): GLOBAL SIGNAL ACQUISITIONS IV LLC, A DELAWARE LIMITED LIABILITY
COMPANY
2000 Corporate Drive
Canonsburg, PA 15317

Seller(s): THOMAS J. INTILLI, ESQ. AS QUALIFIED INTERMEDIARY FOR THE
BREITENSTRATER TRUST
PO Box 340370
Dayton, OH 45434

Description	Debit	Credit
Deposits, Credits, Debits		
Contract sales price	\$644,420.70	
Prorations		
Rev Share Rent 10/1/2021 to 11/5/2021 @ \$997.94/Month	\$1,131.00	
Base Rent 10/1/2021 to 11/5/2021 @ \$1,874.00/Month	\$2,123.87	
Verizon Rent 11/5/2021 to 2/1/2022 @ \$532.40/Month		\$1,526.21
Title Charges		
Lender's coverage Premium \$0.00 to		
Owner's coverage \$644,420.70 Premium \$2,586.25 to Auro Solutions, LLC dba Tower Title & Closing (Westcor Land Title Insurance Company: \$387.94)	\$2,586.25	
Abstract or title search to Auro Solutions, LLC dba Tower Title & Closing	\$250.00	
Settlement or closing fee to Auro Solutions, LLC dba Tower Title & Closing \$1,000.00	\$1,000.00	
Rec Svc Fee to Auro Solutions, LLC dba Tower Title & Closing \$75.00	\$75.00	
Government Recording and Transfer Charges		
Recording Fee: Grant of Easement to Tower Recording Account - Settlement \$218.00	\$218.00	
Recording Fee: Assignment and Assumption of Lease to Tower Recording Account - Settlement \$626.00	\$626.00	
Recording Fee: Nondisturbance & Attornment Agreement to Tower Recording Account - Settlement \$106.00	\$106.00	
Additional Settlement Charges		
Attorney Fee to Hahn Loeser & Parks \$2,500.00 (POC \$2,500.00 by B)		
Title Fee to Tower Title & Closing \$800.00 (POC \$800.00 by B)		
Zoning Fee to Wireless Planning \$300.00 (POC \$300.00 by B)		
Environmental Fee to ECA \$2,345.00 (POC \$2,345.00 by B)		
Survey Fee to Geoline \$3,000.00 (POC \$3,000.00 by B) TOTAL POC (B) \$8,945.00		
TOTAL CHARGES \$661,481.82		
GROSS AMOUNT DUE BY PURCHASER \$651,010.61		
Totals	\$652,536.82	\$1,526.21

Balance Due FROM Buyer: \$651,010.61

APPROVED AND ACCEPTED

BUYER(S)

Global Signal Acquisitions IV LLC, a Delaware limited liability company

By: Lori Lopez

Print Name: Lori Lopez

Title: Sr. RE Transaction Manager

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SELLER(S) FINAL CLOSING STATEMENT

Type: Title Commitment
 Property: 1042 PATTERSON ROAD
 DAYTON, OH 45420 (MONTGOMERY)

Buyer(s): GLOBAL SIGNAL ACQUISITIONS IV LLC, A DELAWARE LIMITED LIABILITY
 COMPANY
 2000 Corporate Drive
 Canonsburg, PA 15317

Seller(s): THOMAS J. INTILLI, ESQ. AS QUALIFIED INTERMEDIARY FOR THE
 BREITENSTRATER TRUST
 PO Box 340370
 Dayton, OH 45434

Description	Debit	Credit
Deposits, Credits, Debits		
Contract sales price		\$644,420.70
Prorations		
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Base Rent 10/1/2021 to 11/5/2021 @ \$1,874.00/Month		\$2,123.87
Verizon Rent 11/5/2021 to 2/1/2022 @ \$532.40/Month	\$1,526.21	
Title Charges		
Lender's coverage Premium \$0.00 to		
Government Recording and Transfer Charges		
Transfer Tax: Grant of Easement to Tower Recording Account - Settlement \$1,934.00	\$1,934.00	
Totals	\$3,460.21	\$647,675.57

Balance Due TO Seller: \$644,215.36

APPROVED AND ACCEPTED

SELLER(S)

Thomas J. Intilli, Esq. as Qualified Intermediary for The Breitenstrater Trust

By: Thomas J. Intilli

Print Name: Thomas J. Intilli

Title: Qualified Intermediary

Read and Approved By:

The Breitenstrater Trust

By: Mila Investments, Ltd., an Ohio limited liability company as successor trustee

By: [Signature]

Print Name: Warren A. Meyer

Title: MANAGING MEMBER